

# **LEBANON PIKE WORK-IN-PROGRESS PRESENTATION**

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Thursday, April 19, 2018

# Thank You!

Donelson View Baptist Church  
Steering Committee  
105 Community Stakeholders and Participants



# Thank you, Dan!



# Tonight's Agenda

**1. Why we're here**

**2. The Project**

**3. What we heard**

**4. Solutions**

**5. Station participation**

# 1. WHY ARE WE HERE?

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LEBANON PIKE WORK-IN-PROGRESS  
PRESENTATION

# WHY ARE WE HERE?

Collect ideas and expectations

Identify common goals

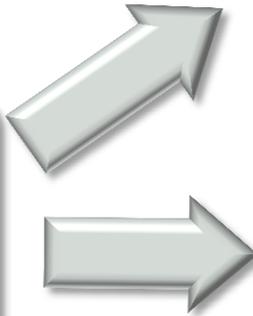
**Talk about the future of Lebanon Pike**

Articulate a vision

Guide change and growth

# POTENTIAL OUTCOMES

**Lebanon Pike  
Charrette**



## **PLAN AMENDMENT**

Refinements to land use policy to guide future entitlement requests

## **SUPPLEMENTAL POLICY**

Additional guidance beyond that provided in CCM to address unique features, characteristics, or needs of an area

## **DEVELOPMENT SCENARIOS**

Illustrate development options based on specific sites/ properties and area characteristics

# 2. THE PROJECT

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# STUDY TIMELINE

**MAR**

Define study area  
Analyze study area  
Build public process  
Form Advisory  
Committee

**APR**

Charrette  
Identify needs and  
vision  
Evaluate solutions



**we are here**

**MAY**

Develop plan  
Consult Advisory  
Committee

**JUN**

MPC Public  
Hearing

Check out the website for project information and important dates:

**[LebanonPikeStudy.nashville.gov](http://LebanonPikeStudy.nashville.gov)**

# 3. WHAT WE HEARD

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# VISIONING WORKSHOP

## Community Resources

Guidance beyond policy?

## Grow-Change-Maintain

Policy amendment?

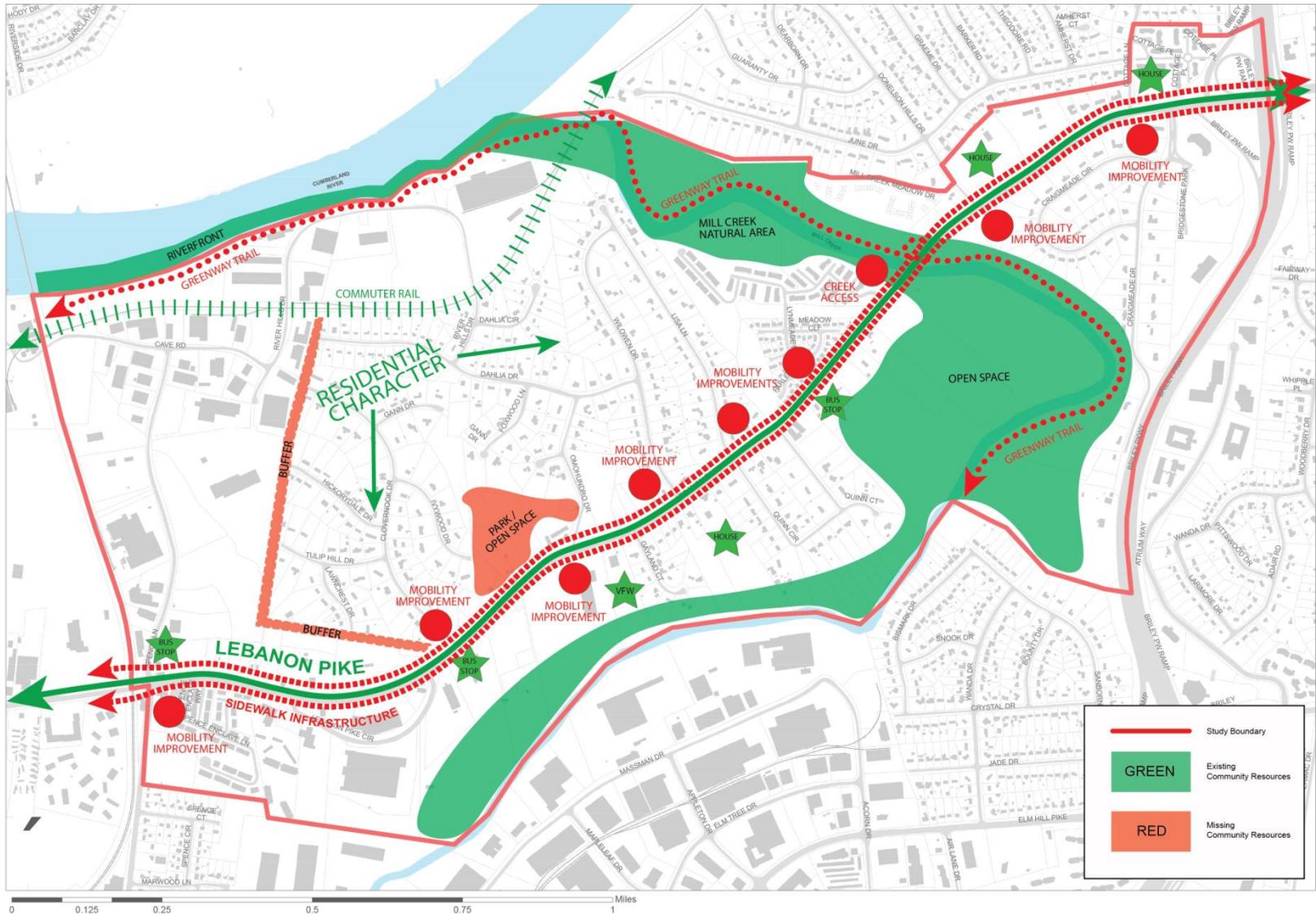
## Future Character

Which policies?

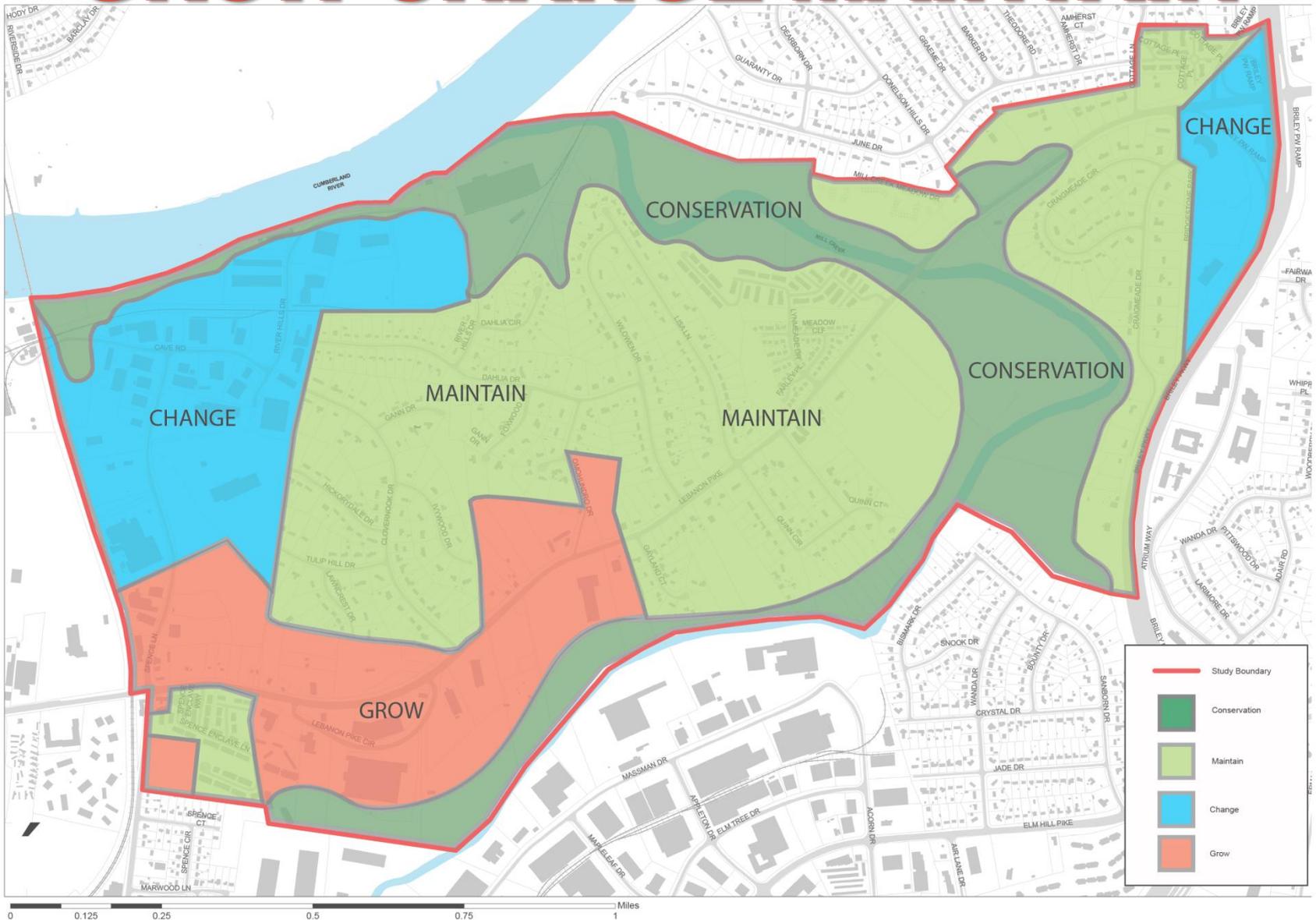
## Design Your Street

Improvements needed?

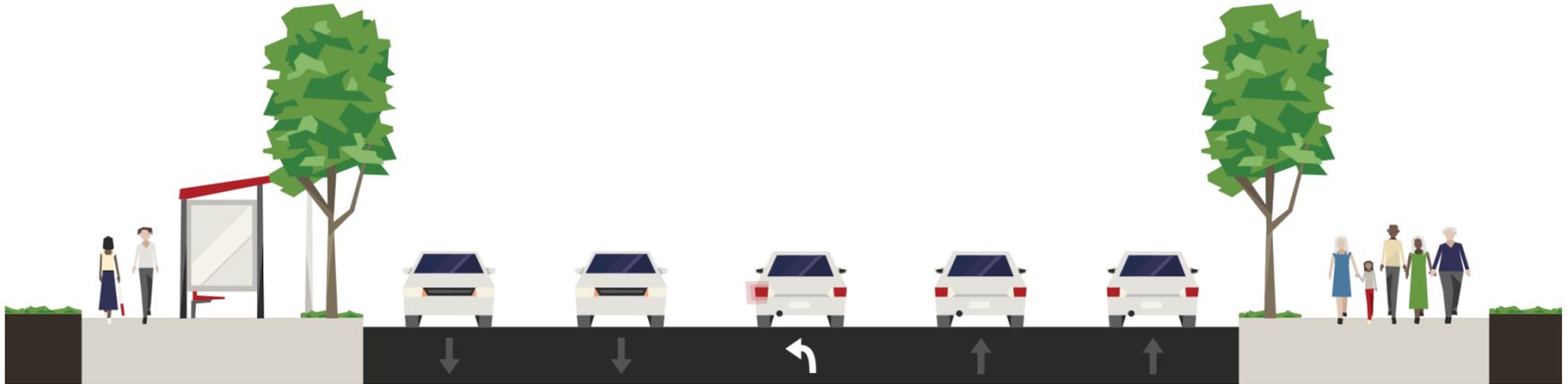
# COMMUNITY RESOURCES



# GROW-CHANGE-MAINTAIN



# DESIGN YOUR STREET



# COMMON GOALS

Protect our neighborhoods

Grow our gateway

Consensus

Balance transportation needs

Enhance our corridor

Lebanon Pike Visioning Map

Lebanon F

Lebanon Pike V

Legend  
Boundary  
Railroads  
Pavement (Detailed)  
DESCRIP  
Bridge  
Paved Roadway  
Major Water Bodies  
FEMA Floodplain and Floodway  
100-Year Floodplain  
500-Year Floodplain



# 4. PRODUCTS & SOLUTIONS

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PRESENTATION

# PRODUCTS & SOLUTIONS

Vision  
Statement

Mobility  
Concepts

Policy  
Map

Design  
Scenarios



DRAFT

Suburban pocket neighborhoods and  
with panoramic views of downtown  
natural features of the Cumberland  
and rolling hills.

improved connectivity to Donelson, wh  
shed neighborhoods. With this growth Le

# VISION STATEMENT

Who we are today

“We are a community of well defined neighborhoods and employers with panoramic views of downtown Nashville.

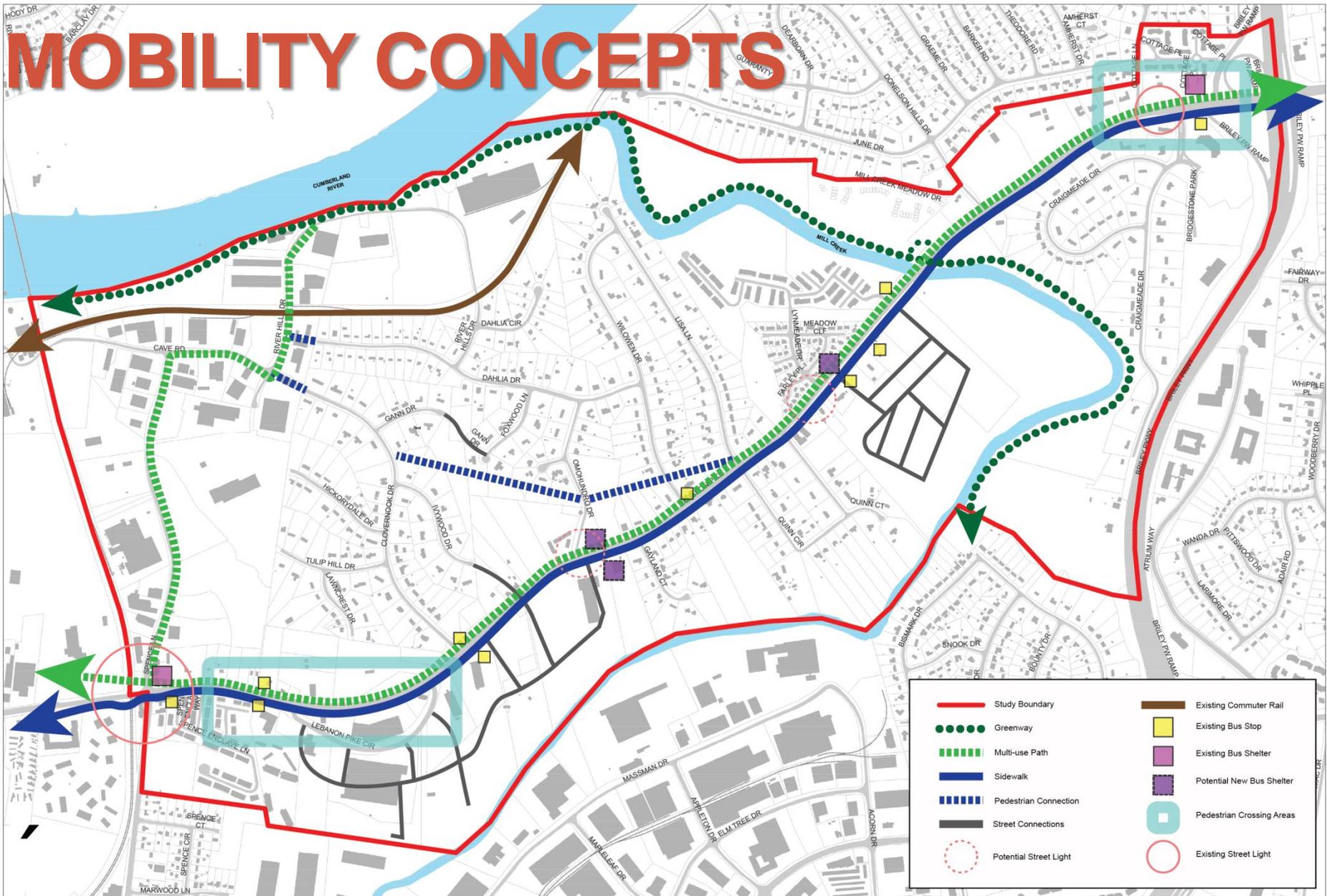
What is important to us

We strive to protect and enhance our assets – the Cumberland Riverfront, Mill Creek, tree canopy, open space, and rolling hills.

What we want to be in  
the future

We wish to grow mixed-use neighborhoods along Lebanon Pike and improve connectivity to Donelson, maintain the suburban character of our neighborhoods, and balance transportation for everyone.”

# MOBILITY CONCEPTS



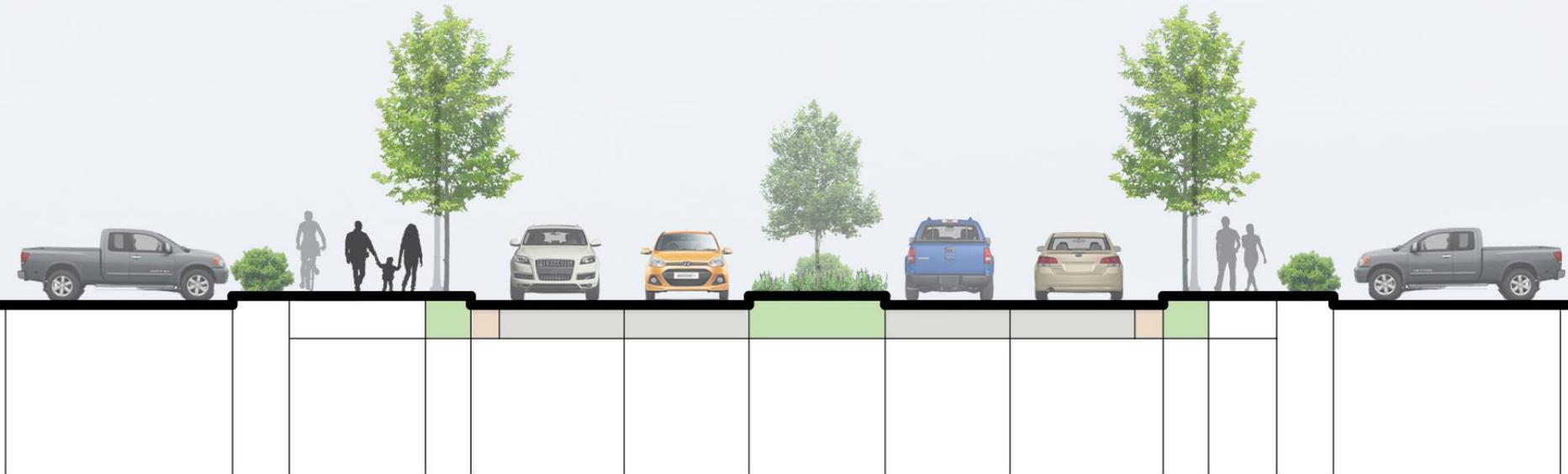
	Study Boundary		Existing Commuter Rail
	Greenway		Existing Bus Stop
	Multi-use Path		Existing Bus Shelter
	Sidewalk		Potential New Bus Shelter
	Pedestrian Connection		Pedestrian Crossing Areas
	Street Connections		Existing Street Light
	Potential Street Light		



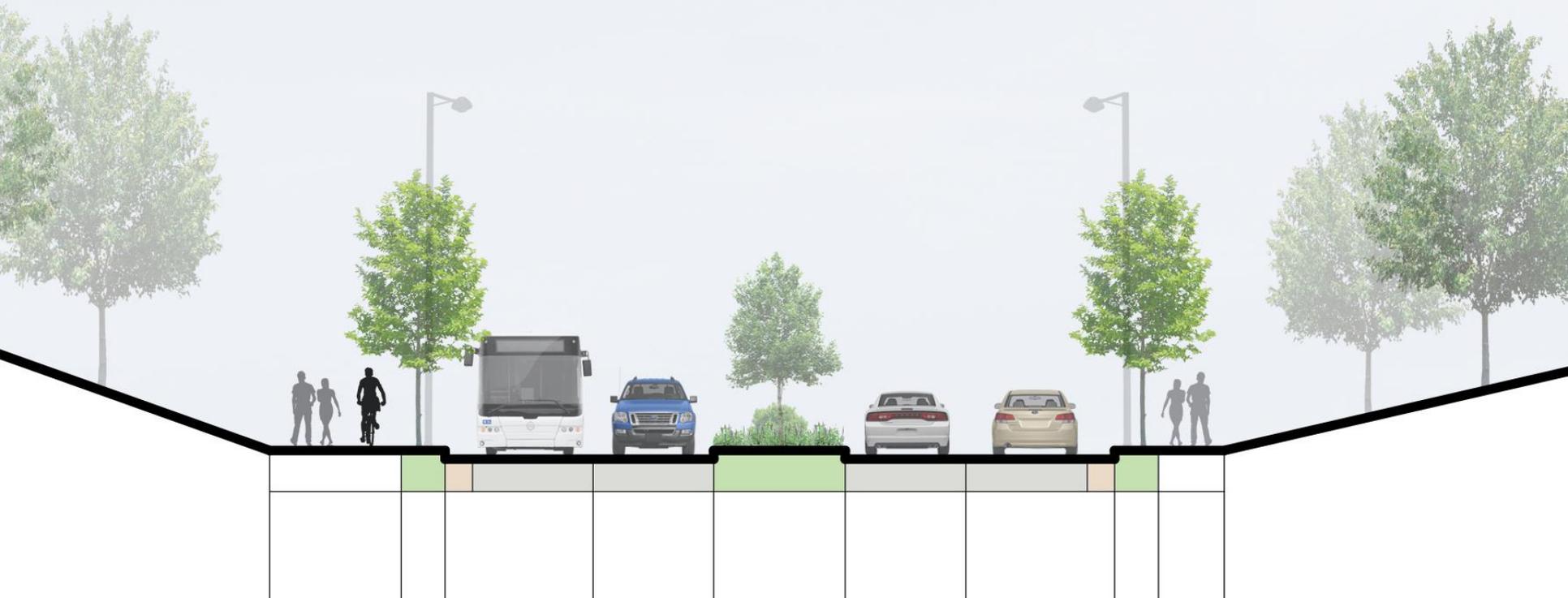
# STREET DESIGN - Urban



# STREET DESIGN – Suburban Center



# STREET DESIGN – Suburban Residential







# NEW POLICY AREAS

Grow  
Change  
Future  
Character  
Missing  
Resources  
Street Mix



T3 Suburban  
Neighborhood Center



T4 Urban  
Mixed Use Neighborhood



T4 Urban  
Residential Corridor



T4 Urban  
Mixed Use Corridor

# T3 NEIGHBORHOOD CENTER

to enhance and create suburban neighborhood centers that are compatible with the general character of suburban neighborhoods.



**T3-NC**

# T4 MIXED USE NEIGHBORHOOD

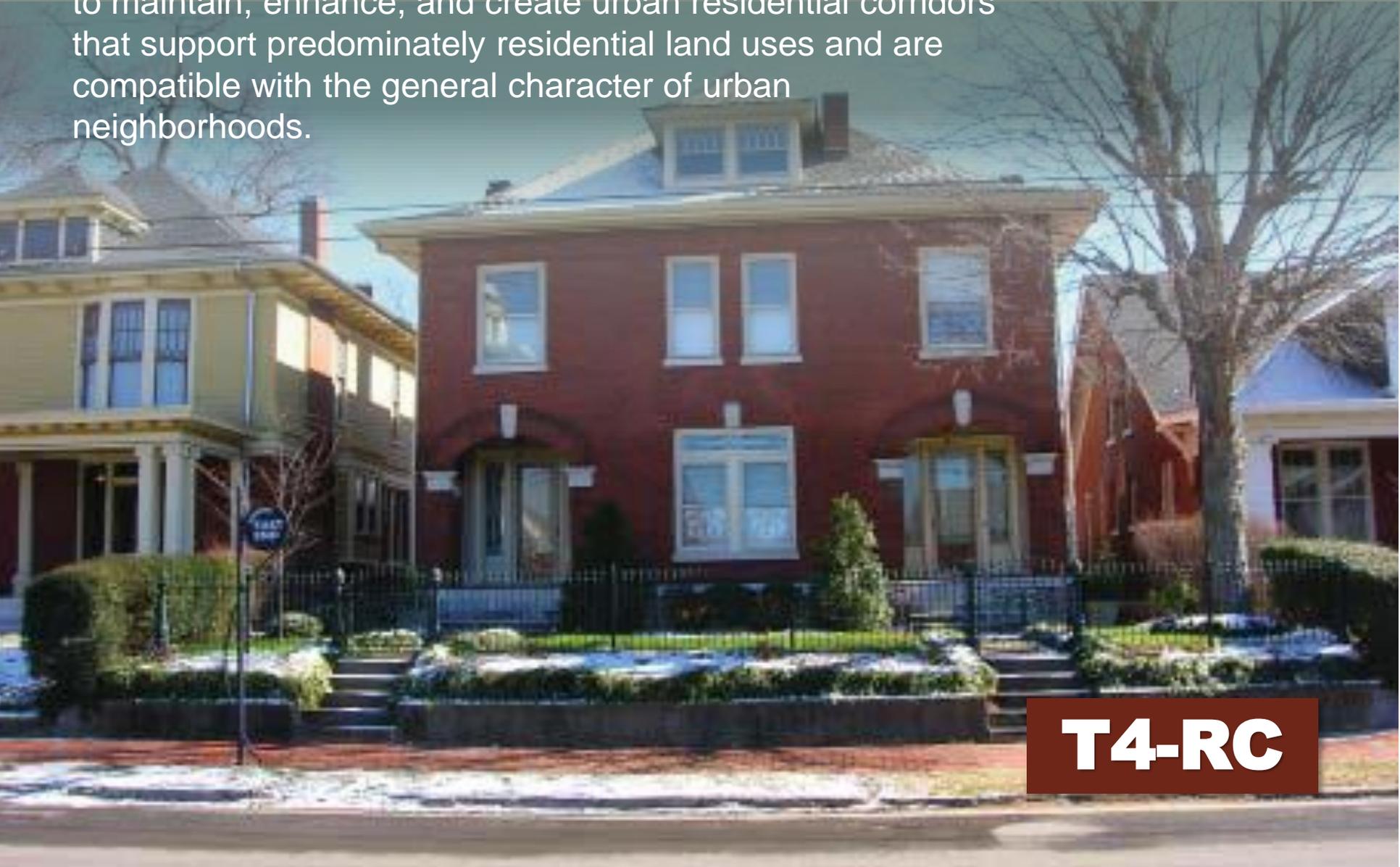
to maintain, enhance, and create urban, mixed-use neighborhoods with a diverse mix of residential, commercial, office, and light industrial land uses.



**T4-MU**

# T4 RESIDENTIAL CORRIDOR

to maintain, enhance, and create urban residential corridors that support predominately residential land uses and are compatible with the general character of urban neighborhoods.



**T4-RC**

# T4 MIXED USE CORRIDOR

to enhance corridors by encouraging a greater mix of residential and mixed use development.



**T4-CM**

# SUPPLEMENTAL POLICY

Buffer

Between existing neighborhoods and new corridor development



Infrastructure

To accommodate urban growth at west gateway



Balance

Development in mixed use areas to support industrial job base

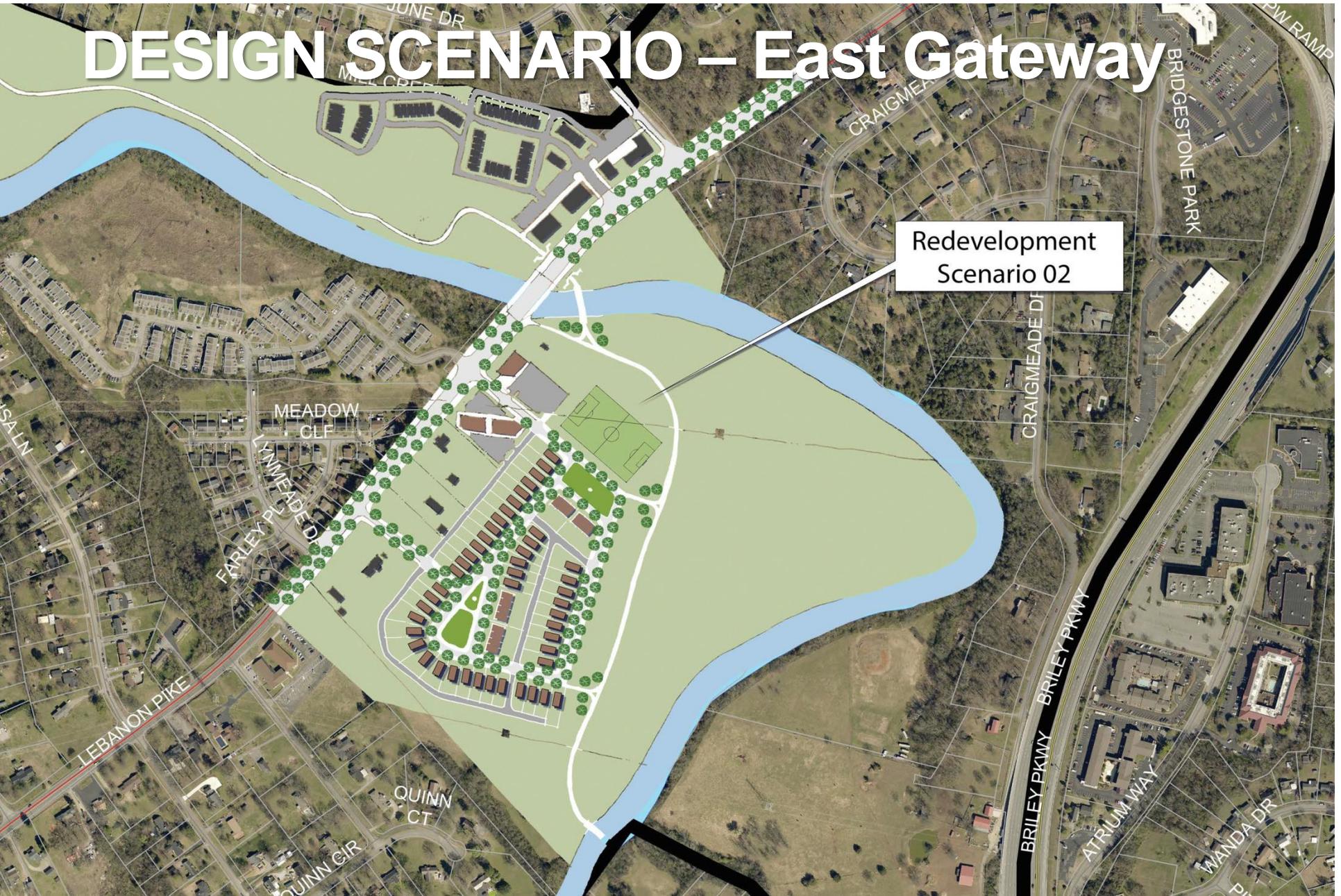
# DESIGN SCENARIO – West Gateway



Redevelopment  
Scenario 01

# DESIGN SCENARIO – East Gateway

Redevelopment  
Scenario 02



# 5. STATION PARTICIPATION

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# Tell us what you think

## Station 1

- Table Exercise Results
- Vision Statement

## Station 2

- Mobility Concepts
- Lebanon Pike Cross Sections

## Station 3

- Design Scenarios

## Station 4

- Grow-Change-Maintain
- Draft Policy Map
- Community Resources

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